



An
Bord
Pleanála

Board Direction
BD-000381-18
ABP-300715-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th May 2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of Limerick City Development Plan, the scale, nature and design of the proposed extension and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the South City Centre and Newtown Pery Architectural Conservation Area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 29th day of November, 2018, and the further particulars received by An Bord Pleanála on the 19th February, 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in

writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed roof patio shall be reduced in width to match that of the existing roof patio on site. Revised plans and drawings with the necessary alterations delineated thereon shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of preserving the amenities of adjoining residential property

3. All works shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To secure the authentic preservation of this structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

4. Works in the vicinity of the party wall with No.2 Crescent Villas shall be supervised by a suitably qualified and experienced structural engineer, with appropriate measures to be taken for the protection of the said wall.

Reason: In the interest of protecting the amenities of adjoining property.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: 29/05/2018

Michelle Fagan

Please add Section 34(13) note to the Board Order.